

CERTIFICATE OF APPROPRIATENESS

Application Date: November 14, 2022

Applicant: Jon Bartell, agent for, Steven and Ubby Sanchez, owner

Property: 2187 Troon Rd, Tracts 2A & 3, Block 52, River Oaks Sec. 3 Neighborhood Subdivision. The property includes a historic 4,555 square foot, two-story brick single-family residence and a detached garage situated on a 12,378 square foot (86.6' x 150') interior lot.

Significance: Contributing Colonial Revival style residence, constructed circa 1908. City of Houston designated landmark in 2012 named the Tomlinson-Blundell House.

Proposal: Alteration: Addition

- 2-story addition (68 sq. ft.) on rear half of structure on West elevation
 - Addition will remove existing window
 - Clad in brick with 10:12 roof pitch and composition shingles
 - Place double set of wood casement windows with a 6-over-1 lite pattern, double-hung, inset & recessed
- Remove door on East elevation on rear half on a later, non-historic addition
 - Replace with 6-over-1, inset & recessed, double-hung, aluminum window
- Removal of bay window on rear elevation at NE corner
 - Replace with aluminum, plate glass sliding door
- Removal of spiral staircase and dormer windows on rear elevation are NOT visible from public R.O.W.
- No changes to front (North) elevation. All windows and front doors to remain unchanged.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

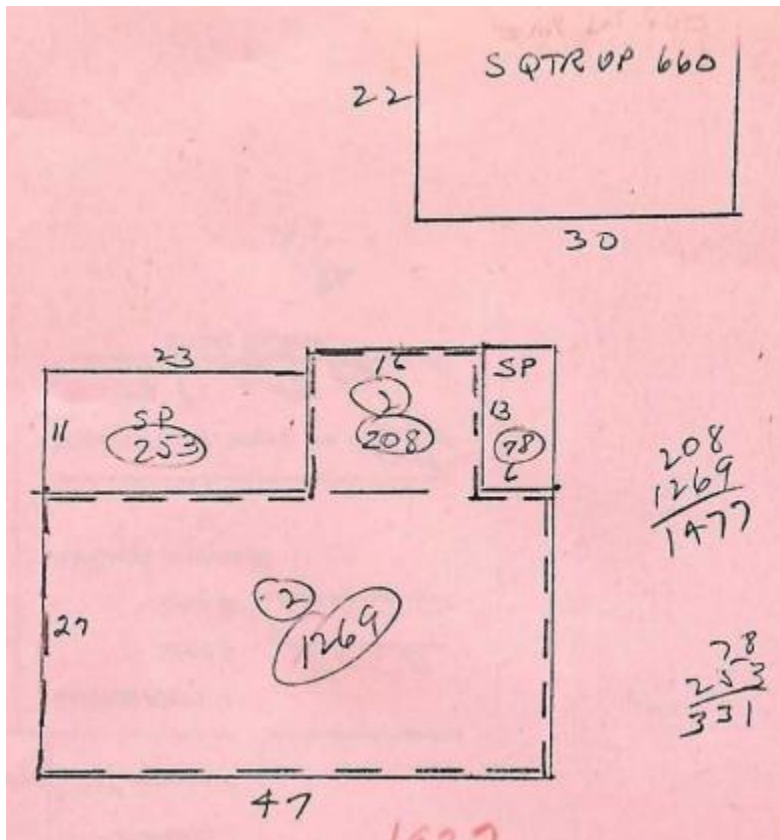
Inventory Photo



Harris County Building Land Assessment Survey – March 22, 1966



Harris County Building Land Assessment Survey – Sept. 25, 1973



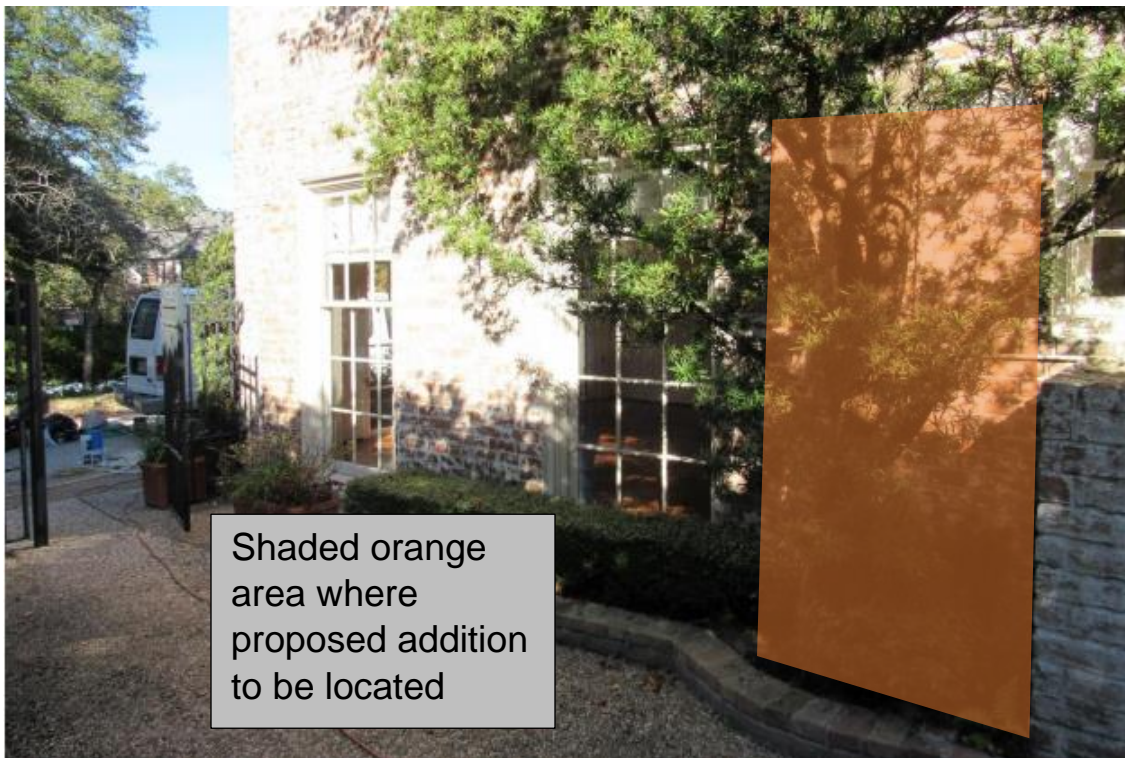
Current Photos Provided by Agent



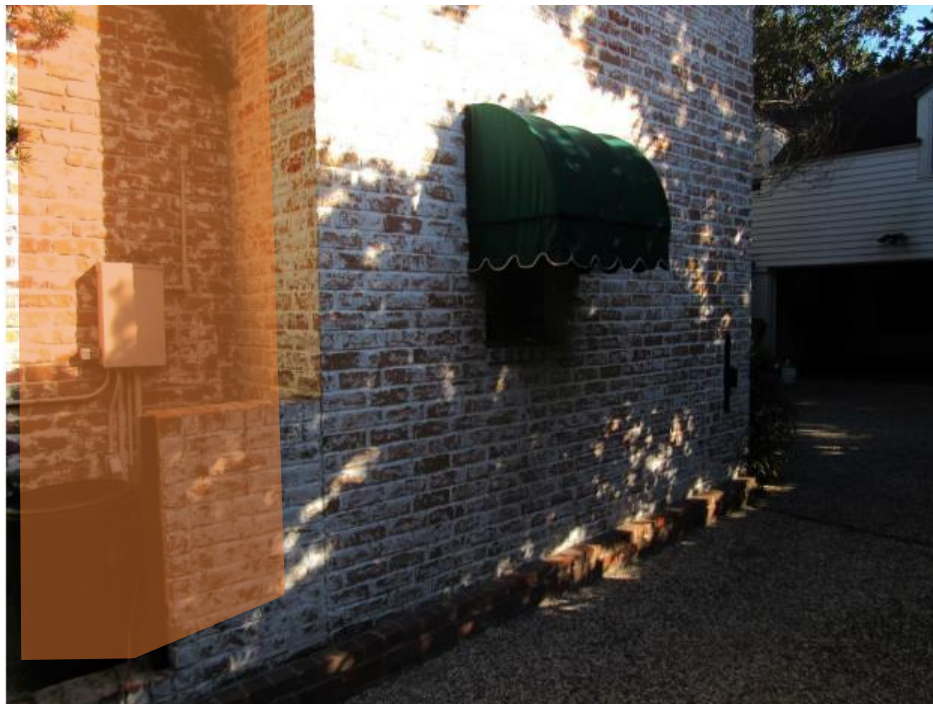
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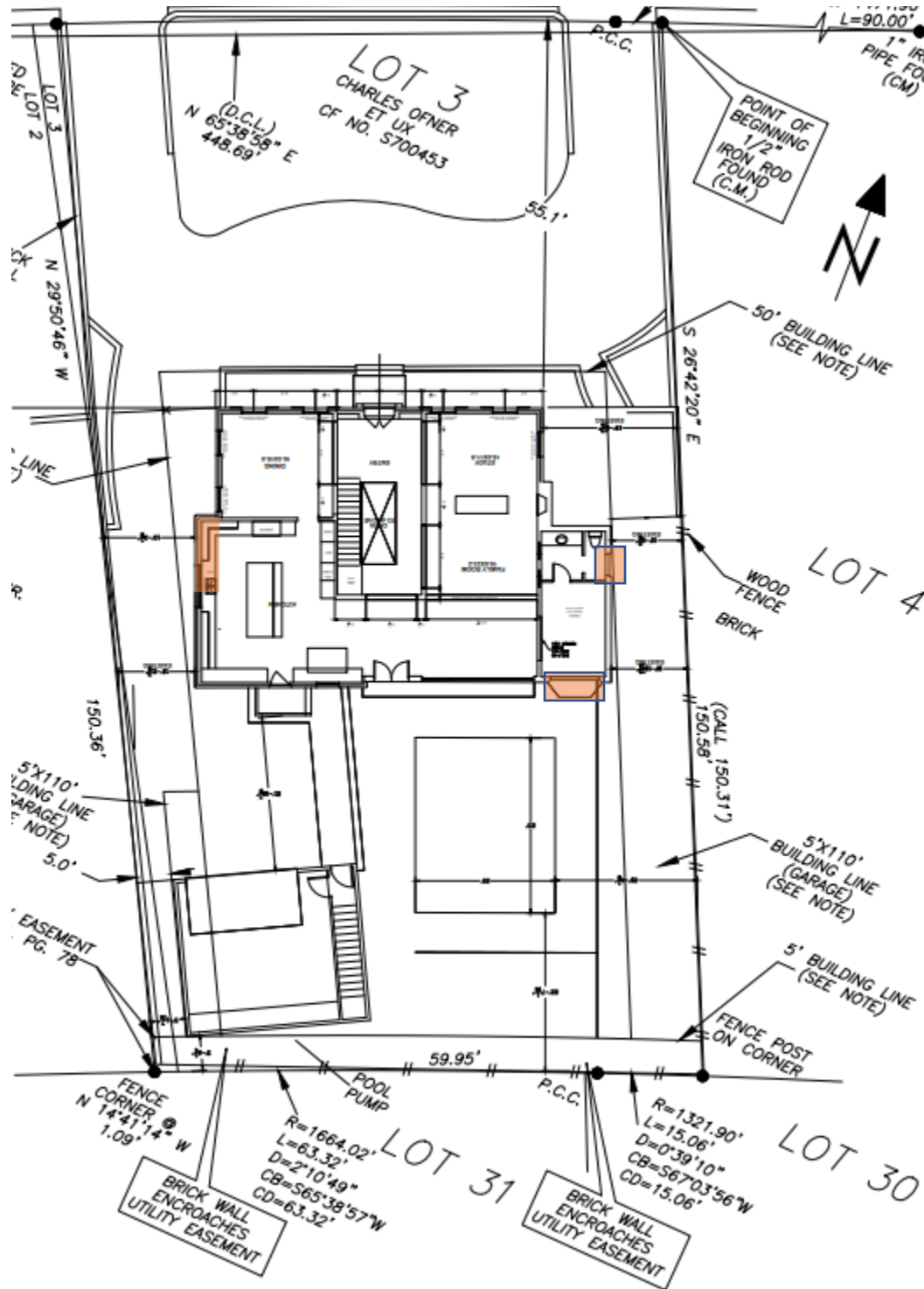


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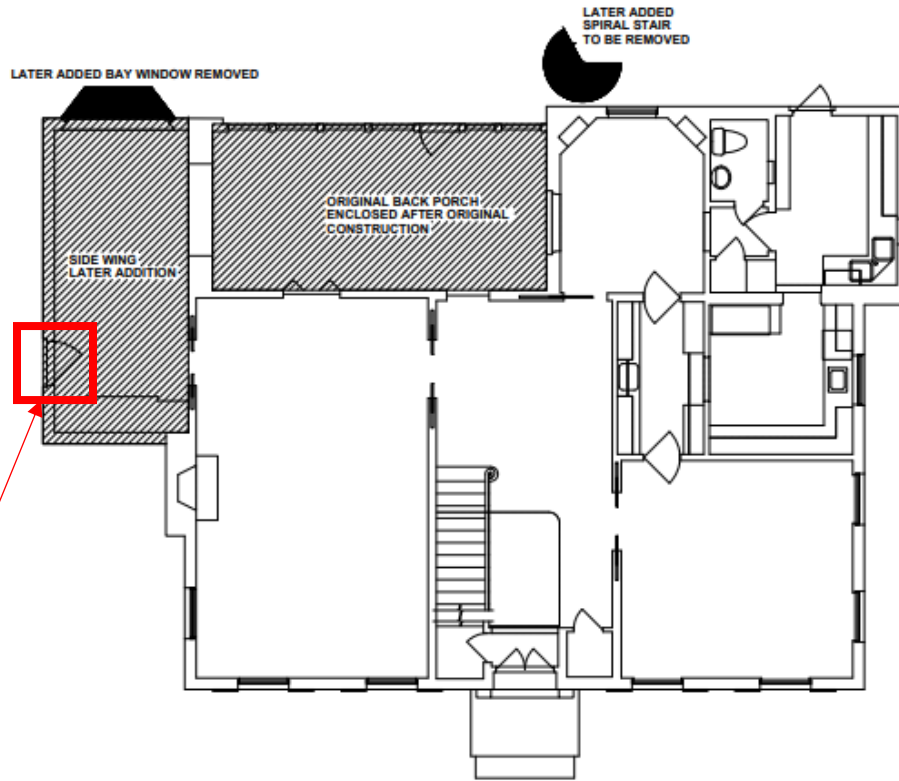
Shaded orange area where proposed addition to be located



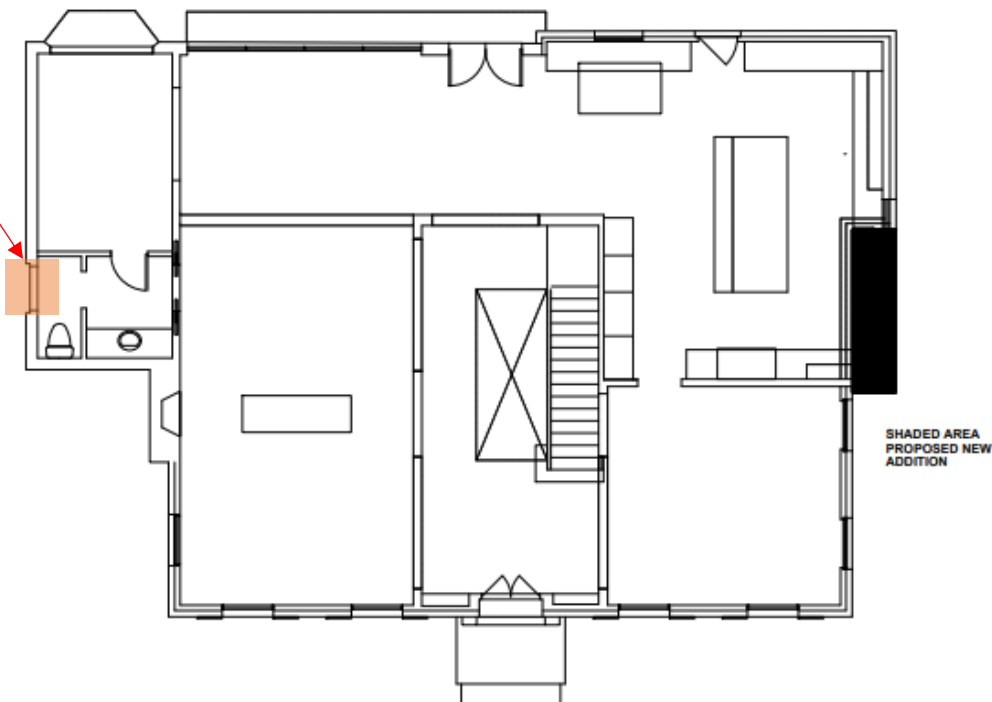
Proposed Site Plan



Existing First Floor Plan



Proposed First Floor Plan



Remove existing door and replace with a window

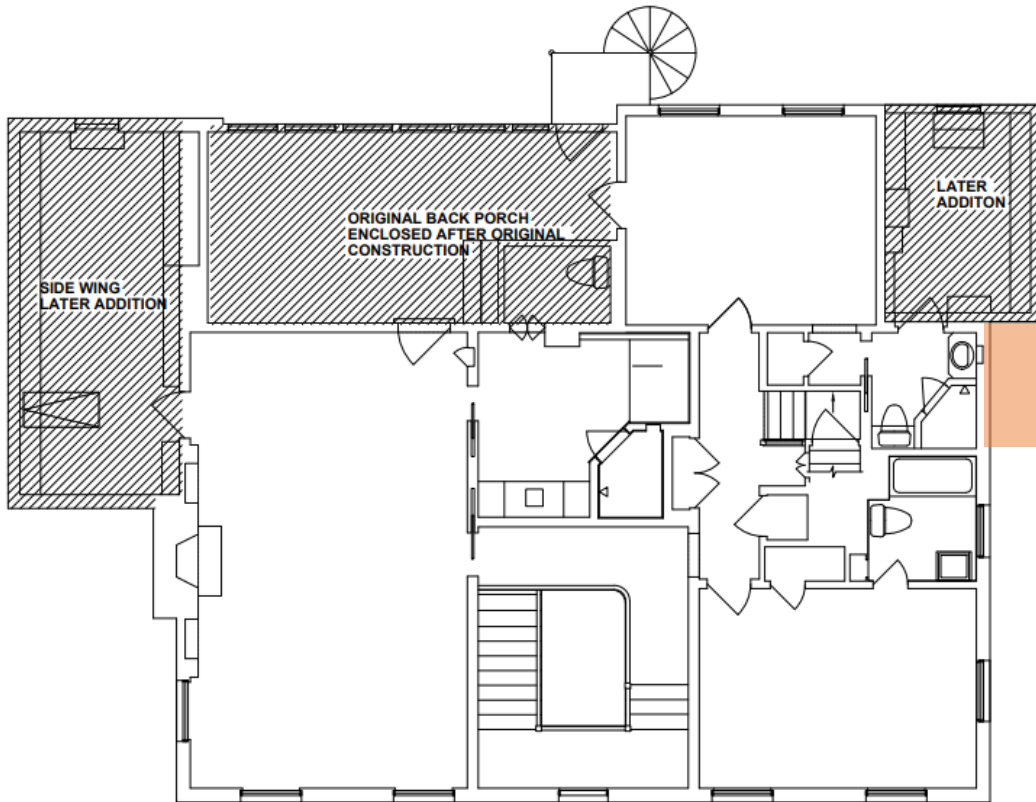
Existing East Elevation



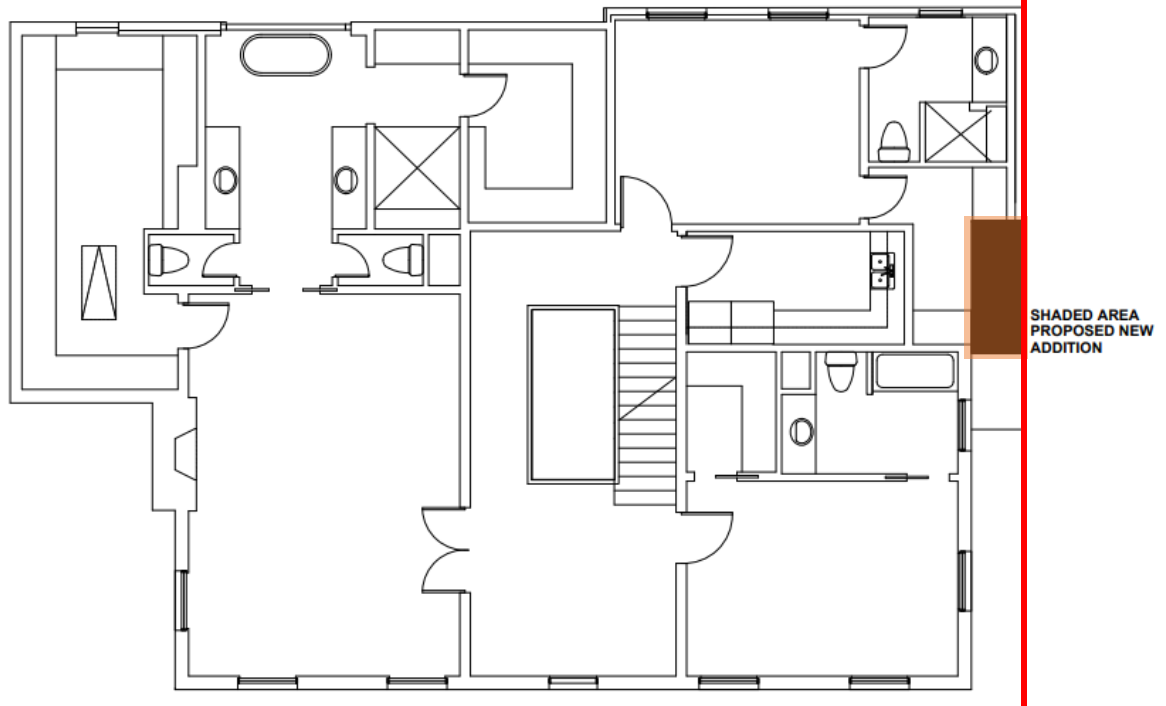
Proposed East Elevation



Existing Second Floor Plan



Proposed Second Floor Plan



Existing West Elevation



Proposed West Elevation

